

I formerly lived in a community subject to a hearing before the CCOC. While the goal of the CCOC is a laudatory one, our experience shows that it oversteps its authority and allows any individual to paralyze an association's ability to govern the community.

If the County Council is going to improve the statute, it is critical that they take the opportunity to provide better oversight over DHCA and the CCOC. We had a roofing project delayed by a year while the CCOC processed a complaint by one unit owner of the 67 units in our complex. No other unit owners supported the complaint and the planned change to roofing shingles was clearly indicated in the Reserve Study prepared before the resident moved into the community.

Nevertheless, our community was forced to defend ourselves in litigation before CCOC in a process that cost our community tens of thousands of dollars. Compounding things is that the CCOC will not talk to either party while the process is ongoing. So, we were stuck in an information vacuum gambling that the complaint could be resolved in time to start a new contract the following summer. CCOC really needs an independent ombudsman to whom parties can direct questions and from whom they can obtain updates. There also need to be more deadlines to speed up CCOC actions.

Some specific comments on the current language follow.

6(f)(2)- Strike "in person". Many Board members work full-time. CCOC should not be able to require in person training.

7(a)- Proposes a new Registration Form to be completed each year by every community. This section should be very explicit about the information to be provided. At a minimum, changes to the Form should require the approval of the community association representatives on the CCOC.

9A(e)(1)&(2)- the word "undue" in these sections is pure folly. The term is so vague as to be arbitrary and capricious. "Material" or "Substantial" would be preferable. And, there needs to be an appeal right for CCOC's failure to grant relief from a stay.

13(d)(2)— should as a minimum strike "unreasonably withdraw from mediation". Once again, the CCOC proposes to give themselves vague and unchallengeable authority to decide when the process can move forward.